

Property Highlights & Upgrades: 108 Tricoast Ct.

Property Overview:

- Year built: 2016
- 3,258sqft – Builder / 3,318– Appraisal District
- 4 bed | 3.5 bath | study/office | game room/ flex room | formal dining
- 3 car tandem garage!
- 16,936sqft CUL-DE-SAC LOT!
- NO CARPET

Property Highlights:

HOMEOWNER UPGRADES

- NEW Frigidaire microwave and NEW Bosch dishwasher
- Concrete path / pad added to side of home for trash can storage and easy access
- Tuff Shed and concrete pad added behind Tuff Shed
- 4 ceiling fans added throughout
- Garage door opener added w/ 2 remotes
- Upgraded towel bars and toilet paper holders – Brushed Nickel Moen Stockton

BUILDER UPGRADES (see selection sheet for full list):

Interior

- Kitchen
 - 36" 5-burner cooktop & wall oven package
 - Upgraded cabinetry
 - Decorative angled hood vent
 - Pots & pans drawers!
 - Upgraded countertops (\$2,084)
 - Under cabinet lighting in kitchen AND butler's pantry
- NO CARPET (\$10k+)
- Upgraded front door (\$1,000) & 8' doors throughout interior! (\$3,100)
- 36" fireplace option w/ cast stone mantel (\$2,400)
- Additional half bath (\$2,800)
- Frameless shower door in primary bathroom (\$1,335)

Exterior

- 16' wide overhead garage door in place of two 6' wide doors (\$1,100)
- Extended covered patio with spray decking (\$3,420+)
- Upgraded elevation (\$4,000)

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